II. EXECUTIVE SUMMARY

A. NORTH PARK STREET REGULATING CODE

The North Park Street regulating code is a revision to the Alameda Municipal Code and Zoning Ordinance to bring the zoning code for the plan area into conformance with the City of Alameda General Plan. The proposed North Park Street Regulating Code would implement the City of Alameda General Plan, the principal policy document for guiding future development of the City, to better guide future development in the area consistent with land use policies for this area other elements of the City's General Plan. The Draft North Park Street Regulation Code is designed to implement the policies of the City of Alameda General Plan and the vision for development and reuse of the area established by the 2009 "Gateway District Strategic Plan" .

The North Park Street Code includes and establishes:

1. Sub area district zones.
2. District regulations for each zone, including regulations regarding, builing placement, building height, building length, frontage coverage, building types, and frontage types.
3. Permitted and conditionally permitted uses for each zone.
4. Design guidelines including guidelines for landscaping and open space, parking, fuel stations, architectural design standards, architectural style guidelines, and guidelines for rehabilitation and restoration.

As described in the Gateway District Strategic Plan, the regulating code is designed to assist the City and community achieve the following goals for the area:

1. Use the Plan Area and gateway to enhance Alameda's identity.
2. Attract new investment appropriate to the envisioned character of the district.
3. Create attractive and pedestrian-oriented streetscapes and public spaces throughout the district..
4. Remedy the auto-oriented feeling throughout the district.
5. Ensure that the new and existing development reinforce the desired look and feel of the district, and complement the City's historic buildings.

Examples of how the draft Code achieves some of the above goals include:

1. The code would replace the existing General Industrial (M-2), Intermediate Industrial (M-1) and Commercial Manufacturing (C-M) zoning that currently covers approximately half of the land area in the district.
2. A number of residential properties that are currently non-conforming uses zoned for manufacturing use would be rezoned to residential use.
3. The 100 foot height limit that covers all of Park Street and much of the rest of the plan area would be replaced with a 30 foot height limit in the residential areas and a 50 foot height limit on Park Street.

4. The regulating code establishes a "form based" set of regulations that ensures that new buildings are placed on the land and designed in a manner that supports the "desired look and feel" of the district as articulated by the public through Gateway visioning process.

The full text of the North Park Street Regulating Code may be reviewed at the City of Alameda Planning and Building Department or at www.cityofalamedaca.gov/City-Hall/Community-Development.

B. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The following pages provide a summary list of the significant environmental impacts and associated mitigation measures that are identified in the body of the DEIR as arising from the adoption and implementation of the North Park Street Code. Please see Chapter IV for a complete description of the environmental setting and analysis that supports each of these potential impacts. Potential impacts that are expected to be less than significant in the text of the EIR are not included in this summary table.

Potential Impacts and Mitigation Measures for North Park Street Developments

Utilities:

Impact UTIL-1: Use of existing substandard storm sewer or sanitary sewer transport facilities could contribute to peak wastewater or storm water flows that could exceed capacity of the existing sewage or storm drain transport and/or lift station facilities.

> Mitigation UTIL-1: Project sponsors for new construction projects or major renovations shall remove or reconstruct existing sewer and storm drain laterals that serve the site of the proposed development project to comply with City, EBMUD, and Regional Water Quality Control Board standards and to prevent infiltration/inflow to the maximum extent feasible. This measure would reduce the level of impact to less than significant.

Impact UTIL-2: Development proposals that exceed the General Plan development assumptions for the North Park Street plan area could cause an increase to peak wastewater or storm water flows that could exceed capacity of the existing sewage or storm drain transport and/or lift station facilities.

> Mitigation UTIL-2a: Prior to approval of a discretionary permit for a new construction or major renovations, City staff will confirm that the development proposal is consistent with the development projections for the area. If the proposed development exceeds the General Plan and Park Street development assumptions for the plan area, the project applicant shall be required to complete a wastewater and storm water capacity analysis to ensure that the development will not result in the need to upgrade or replace any off-site wastewater or storm water facilities. If the study indicates that off-site improvements are required, those improvements, or a fair share contribution to those facilities, shall be required of the project.

Mitigation UTIL-2b: Project sponsors for new construction projects or major renovations shall provide drought tolerant landscape materials consistent with the California Model Water Efficient Landscape Ordinance or Bay Friendly Landscape Guidelines to reduce water use and storm water runoff.

Transportation:

Impact TRANS- 1: New construction in the plan area could generate temporary traffic impacts on area roadways. (Potentially Significant)

Mitigation Measure TRANS-1: All project applicants and construction contractors shall develop a construction management plan for review and approval by the Public Works Department prior to issuance of any permits. The plan shall include at least the following items and requirements to reduce traffic congestion during construction:

- A set of comprehensive traffic control measures shall be developed, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- The Construction Management Plan shall identify haul routes for movement of construction vehicles that would minimize impacts on motor vehicle, bicycle, and pedestrian traffic, circulation, and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area. The City shall approve the haul routes.
- The Construction Management Plan shall provide for notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur.
- The Construction Management Plan shall provide for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant.

Impact TRANS-2: Redevelopment of North Park Street consistent with the North Park Street Code will result in an increase in vehicle trips, which will contribute to reduced levels of service for transit vehicles, automobiles, and bicyclists. Improvements to increase travel speed for transit and/or automobiles could result in secondary impacts on pedestrian levels of service. (Significant and Unavoidable)

Mitigation TRANS-2: To ensure that new development in the Plan area mitigates its potential significant impacts to transit, automobile, bicycle and pedestrian levels of service, new development requiring discretionary actions by the City shall be:

a. Conditioned by the City to ensure that new driveway locations, parking areas, building locations, the adjacent public right of way and adjacent intersections are appropriately configured to minimize impacts to transit, automobile, bicycle, and pedestrian service.

b. Conditioned to close any sidewalk gaps that may exist along the project frontage, add street trees to any sidewalk frontage that does not currently include street trees, and close any unnecessary curb cuts on the project frontage to improve pedestrian safety and comfort and reduce pedestrian impacts.

Mitigation TRANS-3: To ensure that all new development within the plan area contributes a fair share to improvements in the area to support all modes of transportation, the City of Alameda should prepare and consider a traffic impact fee on all new construction in the plan area. The proposed ordinance should require that all new projects that would increase automobile trips in the area pay a fair share to the following transportation improvements:

a) Reconfiguration of the intersection at Blanding and Park to include new eastbound, westbound turn lanes, upgraded traffic signal at Blanding and Park, and replacement of the side street signal with a STOP sign.
b) New traffic signals at the intersection of Oak and Clement and the intersection of Pacific and Park
c) Property acquisition and construction costs to provide northbound and eastbound turn lanes and upgrade signal at Clement and Park.
d) Reconfiguration of the intersection at Park and Buena Vista to include new northbound, southbound, and westbound left turn lanes.
e) Reconfiguration of the intersection at Blanding/Fernside and Tilden Way to include new eastbound and westbound left turn lanes.
f) Property acquisition and construction of the Clement Avenue extension from Tilden Way from Broadway.

Alternative Mitigation TRANS-3: (Alternative Mitigation Measure Trans 3b shall be imposed only if the City does not prepare and adopt the traffic impact fee described in Mitigation TRANS-3a.) All new development requiring discretionary actions by the City shall be reviewed to determine if the project traffic would constitute a considerable contribution (3% or more) to one or more of the impacted intersections (Park Street/Blanding Ave, Park Street/Clement Avenue, Clement/Oak, and Tilden/Blanding at Fernside Blvd. High Street/Fernside Blvd., High Street/Otis Drive, Island Drive/Doolittle Drive, Eighth Street/Central Avenue, Broadway/Otis Drive, Broadway/Tilden/Eagle, and Park/Pacific.). If the project does contribute 3% or more to any individual intersection, then the project shall be conditioned to:

a) Implement a City-approved Transportation Demand Management (TDM) program with the goal of reducing the number of peak hour trips generated by the project at the impacted intersections to less than 3%. The TDM program may include a variety of strategies to reduce vehicular traffic including, but not limited to: participation in a shuttle program or carpool program, park and ride facilities, purchase of AC Transit passes for residents or employees, and/or improvements at or adjacent to the site to improve pedestrian, bicycle, and/or transit travel modes. The City of Alameda Bicycle Plan and Pedestrian Plan also identify a number of improvements that are needed in the area, which might help decrease automobile trips in the area by improving pedestrian and bicycle facilities. If the City determines that the TDM Program is not sufficient to minimize the trips to a less than significant level, then the project shall also be conditioned to pay a fair share contribution to the improvement plan for the intersections at which the project would contribute 3% or more to the total traffic volume at the intersection. The fair share contribution shall be determined by the Public Works Director.

The project shall also be reviewed to determine if the project traffic would constitute a considerable contribution (3% or more) to Oak Street. If the project does contribute 3% or more on Oak Street, then the project shall be conditioned to implement a City-approved Transportation Demand Management (TDM) program consistent with item a) above. If the TDM Program is not sufficient to minimize the trips to a less than significant level, then the project shall also be conditioned to pay a fair share contribution to a bicyle improvement plan for the Oak Street, Tilden Way, and Clement Street Bicycle routes and/or iimproved bicyclist access to/from Park Street bridge per the Bicycle Mater Plan. The improvement plan and fair share contribution shall be determined by the Public Works Director.

In accordance with the General Plan Transportation Element Street Classification System, the improvements at the locations described above should be designed to improve transit service as a first priority, pedestrians service as a second priority, and bicycles service as a third priority.

Impact TRANS-4: Implementation of the proposed North Park Street Coe would result in cumulative transportation impacts. These impacts would remain cumulatively considerable and a significant and unavoidable impact.

Mitigation Measure TRANS-4: Implement Mitigation Measures TRANS-2 and TRANS-3.

Green House Gases and Air Quality

Impact GHG/Air-1: Adoption of the North Park Street Code and redevelopment of the plan area would contribute to greenhouse gas emissions. (Significant and Unavoidable)

Mitigation Measure GHG/Air-1a: Mobile Emissions: Implement Mitigation Measure TRANS-2 and TRANS-3 to improve bicycle, pedestrian, and transit travel modes and reduce green house gas from mobile emissions.

Mitigation Measure GHG/Air-1b: Mobile Emissions: Consider amendments to the North Park Street Code to:

- Require new businesses with 10 or more employees to provide: 1) secure employee bicycle parking, 2) transit pass for each employee, 3) Guaranteed Ride Home services, 4) Transportation Services information, and/or 5) preferred carpool parking.
- Require new residential projects with 10 or more units to provide: 1) an on-site car-share program, 2) transit passes for each unit, 3) secure bicycle parking space for each unit either in each unit or in a single "bicycle cage".

Mitigation Measure GHG/Air-1c: Indirect Emissions: Consider amendments to the North Park Street Code to:

- Allow for work/live units in new and rehabilitated buildings in the North Park Street Code planning area.

- Require sustainable design and green building standards for all new, substantially expanded, and remodeled buildings to exceed the most current Uniform Building Code requirements and State energy criteria by 10%.
- Prohibit wood-burning stoves and fireplaces in all new residential construction.
- Require drought tolerant landscape materials consistent with the California Model Water Efficient Landscape Ordinance or Bay Friendly Landscape Guidelines.
- Require "cool roof" design, and/or
- Require rainwater collection systems.

Impact GHG/Air-2: Construction activities within the North Park Street Plan Area would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions and potentially expose sensitive receptors to substantial pollutant concentrations. (Significant and Unavoidable)

Mitigation Measure GHG/Air-2: During construction, all projects shall implement both BAAQMD's basic and enhanced dust control procedures including the "basic" dust control program the following:

- Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
    - Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
    - The "enhanced" dust control measures shall include the following:
- Hydroseed or apply non-toxic soil stabilizers to construction areas and previously graded areas inactive for ten days or more
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles of dirt, sand, etc.
- Limit traffic speeds on unpaved roads to 15 miles per hour (mph)
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways
- Replant vegetation in disturbed areas as quickly as possible

Impact GHG/Air-3: Redevelopment of the North Park Street Area would result in an increase in operational emissions of criteria air pollutants from on-road motor vehicle traffic traveling to and from site and onsite area sources and potentially expose sensitive receptors to substantial pollutant concentrations. (Significant and Unavoidable)

Mitigation GHG/Air-3: Implement Mitigations 1a, b, and c, and Mitigation -2.

Biological Resources:

Impact BIO-1: Renovation and demolition of buildings within the North Park Street Code area may result in the loss of bat roost sites. Implementation of the following mitigation measure would reduce potential impacts to bats to a less-than-significant level.

> Mitigation Measure BIO-1: Proponents of each project in the North Park Street Code area shall prepare a preconstruction survey of all buildings scheduled for demolition or renovation shall be conducted no more than 30 days prior to the initiation of demolition or renovation activities. Special attention shall be given to buildings where pallid bats were observed during the earlier survey or where measures to discourage roosting were implemented. If no bats or signs of an active roost are found, no additional measures are required. If a bat roost site is found, then measures shall be implemented to discourage roosting at the site. If a maternity colony of bats is found, the building and the bats shall not be disturbed until the young have dispersed, as determined by a qualified biologist.

Impact BIO-2: Sediment dredging and in-water construction activities in the Estuary could impact fish, aquatic bird species, and other aquatic organisms.

> Mitigation Measure BIO-2: All dredging and in-water construction activities shall be consistent with the standards and procedures set forth in the Long Term Management Strategy, a program developed by the Bay Conservation and Development Commission (BCDC), the Regional Water Quality Control Board (RWQCB), the U.S. Environmental Protection Agency (EPA), and other agencies, to guide dredging and the disposal of dredge materials in an environmentally sound manner.

Cultural Resources:

Impact CULT-1: Excavation activities associated with implementation of the North Park Street Code could adversely impact unidentified archaeological resources.

> Mitigation Measure CULT-1: In the event that previously unidentified cultural resources are discovered during site preparation or construction, work shall cease in the immediate area until such time as a qualified archaeologist and City of Alameda personnel can assess the significance of the find. The following measures shall be implemented at the time of the find:
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> - Activity in the vicinity of the suspected resources shall be immediately suspended and City of Alameda personnel and a qualified archaeologist shall evaluate the find. Project personnel shall not alter any of the uncovered materials or their context.
> - If archeological resources are discovered, the City and the cultural resource consultant shall determine whether the resource is unique based on the criteria provided in the CEQA Guidelines and the criteria listed above. The City and developer, in consultation with a

cultural resource expert, shall seek to avoid damaging effects on the resource wherever feasible.

- If the City determines that avoidance is not feasible, a qualified cultural resource consultant shall prepare an excavation plan for mitigating the impact on the qualities that make the resource unique. The mitigation plan shall be prepared in accordance with CEQA Guidelines and shall be submitted to the City for review and approval.

Impact CULT-2: Ground-disturbing activities associated with implementation of the North Park Street Code could unearth human remains interred outside of formal cemeteries.

Mitigation Measure CULT-2: If human remains are encountered, work shall halt within 50 feet of the find and the County Coroner shall be notified immediately. A qualified archaeologist shall also be contacted to evaluate the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. Pursuant to Section 5097.98 of the Public Resources Code, the Native American Heritage Commission will identify a Native American Most Likely Descendent to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a „;"c dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined whether or not the remains are subject to the coroner's authority.

Impact CULT-3: Implementation of the North Park Street Code could adversely impact unidentified paleontological resources.

Mitigation Measure CULT-3: If paleontological resources are encountered during site preparation or construction activities, the following mitigation measures shall be implemented:

- Activity in the vicinity of the suspected resource(s) shall be immediately suspended, and City of Alameda personnel and a qualified paleontological resource consultant shall be contacted to evaluate the find. Project personnel shall not alter any of the uncovered materials or their context.
- If paleontological resources are discovered and the City and the paleontological resource consultant found that the resource is significant based on the criteria provided in the CEQA Guidelines and criteria listed above, the City and project developer, in consultation with a paleontological resource expert, shall seek to avoid damaging effects on the resource wherever feasible.
- If the City determines that avoidance is not feasible, a qualified paleontological resource consultant shall prepare a salvage plan for mitigating the effect of the project on the qualities which make the resource unique. The project developer, in consultation with a qualified paleontologist, shall complete a paleontological resource inventory, declaration, and

mitigation plan in accordance with the CEQA Guidelines and submit it to the City for review and approval.

Noise:

Impact NOISE-1: Buildout of the North Park Street Code could result in demolition, construction, and remodeling activities which could generate annoying noise or groundborne vibrations at neighboring land uses.

Mitigation Measure NOISE-1: Developers and/or contractors shall create and implement development-specific noise reduction plans, which shall be enforced via contract specifications. The plan for attenuating construction-related noises shall be implemented prior to the initiation of any work that triggers the need for such a plan. If pile driving is required, "vibratory" pile driving should be used wherever feasible. The vibratory pile driving technique, despite its name, does not generate vibration levels higher than the standard pile driving technique. It does, however, generate lower, less-intrusive noise levels.

Impact NOISE-2: New development associated with implementation of the North Park Street Code could expose existing and/or new residences or other sensitive receptors to noise from stationary sources and traffic related noise that may exceed levels deemed acceptable.

Mitigation Measure NOISE-2: New residential or noise-sensitive developments in the North Park Street Code shall be required to conduct acoustical studies, describing how the exterior and interior noise level standards will be met for the Project as well as any impacts on adjacent projects. Studies shall satisfy the acoustical requirements of Title 24, part 2, of the California Administrative Code, Noise Insulation Standards, for single family, multiple-family attached, hotels, motels, etc., regulated by Title 24. of the Uniform Building Code. All new projects shall show that they comply with maximum noise levels outlined in the City's Noise Ordinance and the average sound level goals outlined in the City's General Plan.

Geology and Seismicity:

Impact GEO-1: Occupants of future development within the North Park Street Code area would be subject to seismic-induced ground shaking.

Mitigation Measure GEO-1: Grading, foundation, and structural design should be based on the anticipated strong seismic shaking associated with a future major earthquake on the Hayward fault. The Hayward fault is considered to be a Type A seismic source (with active slip and capable of a magnitude 7.0 or greater earthquake) under the 1997 Uniform Building Code (UBC) near-source factors. All structures shall be designed in accordance with the most recent edition of the City of Alameda Building Code.

The applicant shall prepare an earthquake preparedness and emergency response plan for all public use facilities. The plan should be submitted for review and approval by the Planning and Building and/or Public Works Department, prior to occupancy of the structures.

Prior to marketing residential or commercial units for sale, the developer shall prepare an earthquake hazards information document. This document should be made available to any potential occupant prior to purchase or rental of the housing units or commercial spaces. The document should describe the potential for strong ground shaking at the site, potential effects of such shaking, and earthquake preparedness procedures.

Implementation of these measures would reduce the impact of seismic-induced ground shaking to less than significant levels.

Impact GEO-2: Seismic-induced Ground Failure, including Liquefaction, Lurch-Cracking and Lateral Spreading may occur in the North Park Street Code area.

Mitigation Measure GEO-2: Earthwork, foundation and structural design for proposed projects shall be conducted in accordance with all recommendations contained in a Geotechnical Investigation to be completed for each development site. Liquefaction potential analyses shall be conducted and a liquefaction mitigation program developed for each development within the North Park Street Code area. All structures proposed within the North Park Street Code area shall be designed and constructed in accordance with the most recently adopted version of the City of Alameda Building Code. Prior to the issuance of any grading or building permits for new buildings, geotechnical investigations shall be conducted for projects within the North Park Street Code area. Reports for these studies shall evaluate the liquefaction potential for each site in accordance with the Standard of Practice for Geotechnical Engineering and shall provide recommendations for stabilization or resistance of structures from the potential affect of liquefaction of sediments. The potential for lurch cracking and lateral spreading shall also be evaluated. Stability of the bulkhead for projects adjacent to bulkheads shall also be evaluated. Reports shall be submitted to the City of Alameda for review and approval. Implementation of these mitigation measures would reduce the impact of seismic-induced ground failure to less than significant levels.

Impact GEO-3: Expected continuing consolidation and land subsidence in the North Park Street Code area could result in damage to structures, utilities and pavements.

Mitigation Measure GEO-3: Proponents for all projects within the North Park Street Code area shall be required to prepare a geotechnical report for review and approval by the City of Alameda that specifies all measures necessary to limit consolidation including minimization of structural fills and use (when necessary) of lightweight and low plasticity fill materials to reduce the potential for excessive loading caused by fill placement. The report shall present recommendations for specific foundation designs, which minimize the potential for damage related to settlement. The design of utilities shall consider differential settlements along utility alignments constructed in filled areas of the North Park Street Code area. Implementation of this mitigation

measure would reduce the impact of continuing consolidation and land subsidence to less than significant levels.

Impact GEO-4: Damage to structures or property related to shrink-swell potential of North Park Street Code area soils could occur.

Mitigation Measure GEO-4: The required geotechnical report shall require that subgrade soils for pavements consist of moisture-conditioned, lime-treated, or non-expansive soil, and that surface (including roof drainage) and subsurface water be directed away from foundation elements and into storm drains to minimize variations in soil moisture. Implementation of this mitigation measure would reduce the impact of expansive soils to less than significant levels.

Hydrology and Water Quality

Impact HYD-1: Construction activities and post-construction site uses within the North Park Street Code area could result in degradation of water quality in the Oakland Estuary and the San Francisco Bay by reducing the quality of storm water runoff.

Mitigation Measure HYD-1: All specific development projects approved pursuant to the North Park Street Code, and that involves site clearing, grading or excavation as part of the proposed construction activity and that result in soil disturbances of 1 or more acres, (and for projects of less than 1 acre if the construction activity is part of a larger common plan of development), shall be required to prepare a Stormwater Pollution Prevention Plan (SWPPP). To avoid unnecessary duplication of effort, the SWPPP prepared for the first site or development project within the North Park Street Code area may be used as the basis for a SWPPP required for subsequent projects, provided that each version of the SWPPP is modified as necessary to maintain compliance with the qualitative standards set forth in this EIR and with applicable regulations and standards of the RWQCB. Each SWPPP shall be designed to reduce potential impacts to surface water quality through the construction and life of the Project for which it is prepared. Each SWPPP shall conform to the requirements of the Alameda County Clean Water Program which set new standards effective February 2003, and to the standards set forth herein. Each SWPPP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with implementation each proposed project. Preparers of each SWPPP should review the Conditions of Approval (including General Conditions for Construction, Residential Development/Construction Conditions, and Commercial/Industrial Conditions) established by the City. Each SWPPP shall include the following three elements to address construction, post-construction and pest management issues:

- *Specific and Detailed Best Management Practices (BMPs) Designed to Mitigate Construction-related Pollutants.* These controls shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with storm water. The SWPPP shall specify properly designed centralized storage

areas that keep these materials out of the rain. The contractor(s) shall submit details, design and procedures for compliance with storage area requirements.

- An important component of the storm water quality protection effort is knowledge on the part of on-site construction and maintenance supervisors and workers. To educate on-site personnel and maintain awareness of the importance of storm water quality protection, site supervisors shall conduct regular meetings to discuss pollution prevention. The SWPPP shall establish a frequency for meetings and require all personnel to attend.

- The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and must include both dry and wet weather inspections. City of Alameda personnel shall conduct regular inspections to ensure compliance with the SWPPP.

- BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales and sediment basins. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e., keeping sediment on the site). End of pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If hydroseeding is selected as the primary soil stabilization method, these areas shall be seeded by September 1 and irrigated to ensure that adequate root development has occurred prior to October 1. Entry and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional both during dry and wet conditions.

- *Measures Designed to Mitigate Post-construction-Related Pollutants.* The SWPPP shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. It is important that post construction storm water quality controls are required in the initial design phase of redevelopment projects and not simply added after the site layout and building footprints have been established. The specific BMPs that would be required of a project can be found in *SF Bay Regional Water Quality Control Board Staff Recommendations for New and Redevelopment Controls for Storm Water Programs.* In addition, the design team should include design principles contained in the Bay Area Stormwater Management Agencies Association's manual, *Start at the Source, Design Guidance Manual for Stormwater Quality Protection.* The selection of BMPs required for a specific project is based on the size of the development and the sensitivity of the area. The Estuary is considered a sensitive area by the RWQCB. In general, passive, low maintenance BMPs (e.g., grassy swales, porous pavements) are preferred. If the SWPPP includes higher maintenance BMPs (e.g., sedimentation basins, fossil filters), then funding for long term maintenance needs must be specified in the SWPPP as a condition of approval of the grading, excavation, or building permits, as appropriate (the City will not assume maintenance responsibilities for these features).

- *Integrated Pest Management Plan.* An Integrated Pest Management Plan (IPM) shall be prepared and implemented by the Project for all common landscaped areas. Each IPM shall be prepared by a qualified professional. The IPMs shall address and recommend methods of pest prevention and turf grass management that use pesticides as a last resort in pest control. Types and rates of fertilizer and pesticide application shall be specified. Special attention in the IPMs shall be directed toward avoiding runoff of pesticides and nitrates into sensitive drainages or leaching into the shallow groundwater table. Pesticides shall be used only in response to a persistent pest problem. Preventative chemical use shall not be employed. Cultural and biological approaches to pest control shall be fully integrated into the IPMs, with an emphasis toward reducing pesticide application.

- The City of Alameda Department of Public Works shall review and approve each SWPPP prior to the approval of the Development Plan for each project phase to ensure that the selected BMPs would adequately protect water quality. The City and the RWQCB are empowered to levy considerable fines for non-compliance with the SWPPP. Compliance with the approved SWPPP would mitigate the impact to a less-than-significant level.

Impact HYD-2: Dredging that may be undertaken to develop a marina or be associated with maintenance of existing marinas, or reconstruction of bulkheads and infrastructure in the North Park Street Code area may cause impacts to water quality at the dredging and disposal sites.

Mitigation Measure HYD-2: All dredging and in-water construction activities shall be consistent with the standards and procedures set forth in the Long Term Management Strategy, a program developed by the Bay Conservation and Development Commission (BCDC), the Regional Water Quality Control Board (RWQCB), the U.S. Environmental Protection Agency (EPA), and other agencies, to guide dredging and the disposal of dredge materials in an environmentally sound manner.

Impact HYD-3: Site development under the proposed project could be subjected to flooding as a result of sea level rise. (Less than Significant)

Mitigation Measure HYD-34: The project applicant shall design and construct the proposed seawall such that future adaptive management measures can be implemented to further protect upland areas from potential rising sea levels. Prior to construction, the [mal seawall design shall be reviewed by BCDC and in accordance with current guidelines regarding protection against sea level rise.

Hazardous Materials:

Impact HAZ-1: Contaminated soils and groundwater have the potential to exist on many parcels located within the North Park Street Code area. These materials could present a health risk to

construction workers and/or future workers and residents of the North Park Street Code area. This is a potentially significant impact.

Mitigation Measure HAZ-1: Prior to the approval of any specific development projects within the North Park Street Code area, documentation from a qualified professional shall be provided to the City of Alameda stating that adequate soils and ground water investigations and, where warranted, remediation, have been conducted to ensure that there will be no significant hazard related risks to future site users. If the soil and groundwater investigations indicate that hazardous materials are present and pose a risk to construction workers and future site users, the following additional mitigation measures shall be implemented, and the City of Alameda will refer the site to the appropriate State and County agencies (such as Alameda County Environmental Health, the State Department of Toxic Substances Control and/or the San Francisco Bay Regional Water Quality Control Board) for oversight of the specific development project.

Mitigation Measure HAZ-1a: If required as a result of the information obtained from Mitigation Measure HAZ-1, the City shall condition the subject development project to record a restrictive covenant prohibiting the installation or use of water wells into the shallow groundwater at the site for drinking water prior to transfer of the property.

Mitigation Measure HAZ-1b: If required as a result of the information obtained from Mitigation Measure HAZ-1, the City shall condition the subject development project to require preparation by a qualified registered professional of a Site Management Plan (SMP) for the subject site as a condition of its approval as a specific development project. The SMP would provide site specific information for contractors (and others) developing the site that would improve their management of environmental and health and safety contingencies. Topics covered by the SMP shall include, but not be limited to:

- Land use history, including known hazardous material use, storage, disposal, and spillage, for specific areas within the site.
- The nature and extent of previous environmental investigation and remediation at the site.
- The nature and extent of ongoing remedial activities and the nature and extent of unremediated areas of the project site, including the nature and occurrence of marsh crust and hazardous materials associated with the dredge material used as fill at the site.
- A listing and description of institutional controls, such as the City's excavation ordinance and other local, State, and federal laws and regulations, that will apply to development of the site.
- Requirements for site-specific Health and Safety Plans (HASPs) to be prepared by all contractors at the site. The HASPs should be prepared by a Certified Industrial Hygienist and would protect construction workers and interim site users adjacent to construction activities by including engineering controls, monitoring, and security measures to prevent unauthorized entry to the construction site and to reduce hazards

outside the construction site. The HASPs would address the possibility of encountering subsurface hazards and include procedures to protect workers and the public. If prescribed exposure levels were exceeded, personal protective equipment would be required for workers in accordance with DOSH regulations.

- A description of protocols for the investigation and evaluation of previously unidentified hazardous materials that may potentially be encountered during project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site.
- Requirements for site specific construction techniques at the site, based on proposed development, such as minimizing the transport of contaminated materials to the surface during construction activities by employing pile driving techniques that consist of driving the piles directly without boring, where practical.

The SMP shall be distributed to all contractors at the development site; implementation of the SMP shall be a condition of approval for excavation, building, and grading permits at the site. The contractors will be required to hold a daily safety meeting with all construction workers and subcontractors on lands identified with Hazardous Material risks. Implementation of these mitigation measures would reduce the impact of contaminated soil and ground water to less than significant levels.